

RESOLUTION NO. 75-178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY AMENDING
THE CONSERVATION ELEMENT THEREOF

PLANNING CASE NO.: 73-89B
ENVIRONMENTAL NO.: E 75-97

WHEREAS, the City Council of the City of Vista has adopted the
General Plan of the City of Vista, as amended; and

WHEREAS, on November 17, 1975 the Planning Commission of the City of
Vista duly adopted Resolution No. 75-125 recommending to the City Council
the amendment of the General Plan of the City of Vista by amending the
Conservation Element thereof; and

WHEREAS, the content of a duly certified Environmental Impact Report
was read and considered prior to acting on the amendment; and

WHEREAS, Section 65357 of the Government Code provides for the amend-
ment of the General Plan or any part or Element thereof by resolution of
the legislative body of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of
Vista amends the General Plan of the City of Vista as follows:

1. That the General Plan of the City of Vista is hereby amended by amending
the Conservation Element thereof by adding the Element consisting of the
text identified as the "City of Vista General Plan-Conservation Element,"
the original of which is on file in the office of the Director of
Planning of the City of Vista, and a copy of which is attached hereto
as Exhibit A, and by this reference, incorporated herein as if set
forth in full; and map, the original of which is on file in the office
of the Director of Planning of the City of Vista, and a copy of which
is attached hereto as Exhibit F, and by this reference incorporated
herein as if set forth in full.
2. The overriding considerations in approving the amendment despite the
environmental impacts are as follows:
 - A. The Element will have a long-term, beneficial impact on the
environment.

1 3. That the City Clerk is directed to endorse and sign the said referenced
2 text and map identified in paragraph 1 of this resolution to indicate
3 the adoption of this resolution by the City Council as provided in
4 Government Code, Section 65359, and transmit a copy of this resolution
5 to the Planning Commission and the Director of Planning of the County
6 of San Diego.

7 4. The General Plan previously approved by the City Council is set aside
8 and modified to the extent it is in conflict with the text and map
9 adopted by paragraph 1 hereof; and, except as amended and modified by
10 this resolution, the General Plan of the City of Vista, as amended,
11 shall remain in full force and effect.

12 5. Resolution No. 74-12 is hereby rescinded.

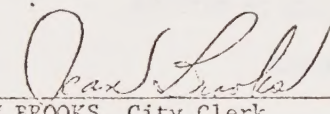
13 PASSED AND ADOPTED at a regular meeting of the City Council of the
14 City of Vista, held on the 8th day of December , 1975, by the following
15 vote:

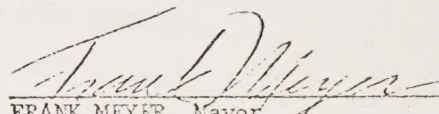
16 AYES: COUNCILMEN: Tracy, McClellan, Foo, Mihalek and Meyer.

17 NOES: COUNCILMEN: None

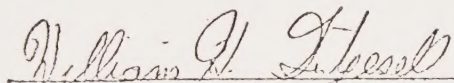
18 ABSENT: COUNCILMEN: None

19
20 ATTEST:

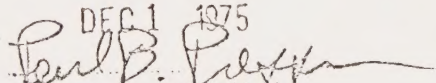
21 
22 _____
23 JEAN BROOKS, City Clerk



FRANK MEYER, Mayor

24 CONTENTS APPROVED:

25 
26 _____ Date 12-2-75
27 WILLIAM H. GUTGESELL, Acting Director of Planning

28 APPROVED AS TO FORM

29
30 DEC 1 1975
31 
32 PAUL B. PRESSMAN
CITY ATTORNEY



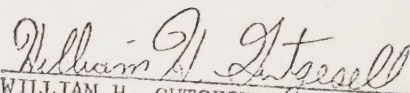
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CITY OF VISTA GENERAL PLAN
CONSERVATION ELEMENT

APPROVED BY THE CITY OF VISTA PLANNING COMMISSION November 17, 1975
RESOLUTION NO. 75-125

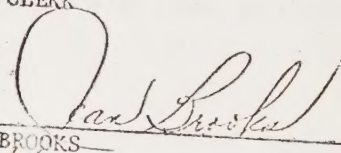
SECRETARY OF SAID COMMISSION


WILLIAM H. GUTGESELL

ADOPTED BY THE CITY OF VISTA CITY COUNCIL

RESOLUTION NO. 75- 172

CITY CLERK


JEAN BROOKS

ITEM NO. 3

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EXHIBIT A

I. Preface

The Citizens Vista Tomorrow Plan is committed to the identification of the resources in the Vista Sphere of Influence and the establishment of programs that will promote the conservation, development and wise utilization of these resources.

A. Physical Resources:

The Conservation Element will identify the physical resources of the community that are of environmental concern. The future development of the community shall, insofar as possible, be in harmony with the existing environmental resources.

B. Community Image:

Perhaps one of the most significant resources of the community is its image. The community image was created by many factors; among them are:

1. A rich cultural history.
2. A unique natural setting.
3. The agricultural activities.

As a result, the City of Vista has a character of a semi-rural nature, low density residences, set in an agricultural background of orchards, quiet, and above all, different from other California communities.

C. Conservation Element Principles:

In order to develop programs to protect the quality of the environment, yet maximize the number of families that will enjoy this same environment, the following principles are established:

1. To preserve and, possibly in some instances, restore or improve the environmental factors that contribute to the desirability of Vista as a place to live.
2. To eliminate or reduce as much as possible the waste of resources, energy and pollution in the community.
3. To improve the quality, quantity, efficient use, and proper disposal

of water in the community.

4. To continue the viability of wildlife and native vegetation in all possible areas where they are not directly detrimental to general welfare of the community.

II. Environmental Resources:

A. Forest and Wildlife

1. Forest areas, including chaparral, creek water courses and wildlife.

In the Vista community, the forest or grove areas, creek water courses, wet lands and wildlife habitats are found concurrently. Significant locations are:

- a. South fork of Gopher Canyon and the slope areas of the San Marcos Hills identified by the Biological Survey of the Vista Sphere of Influence.
 - b. Those portions of Buena Vista Creek east of the City and westerly of Melrose Drive.
 - c. Portions of the Agua Hedionda Creek Drainage Basin in the southern portion of the Sphere of Influence.
2. Endangered species threatened by uncautious development. Endangered species are identified in the community by:
 - a. A General Biological Survey that will serve as a community environmental document; and
 - b. Subsequent Environmental Impact Reports, with Biological Field Surveys.
 3. Policies and Programs.
 - a. The City, where possible, shall acquire these forested creek water courses as open space, these areas to remain natural, with possible selected uses such as hiking trails or picnic tables (on the fringes).
 - b. In the case that the City cannot stand the fiscal burden of acquisition, it shall encourage similar acquisition by the County, State or

Federal Government, or any Eleemosynary Conservation Agency dedicated to Vista's conservation objectives.

c. In the case that the land remains in private control, the City shall place the property in a restrictive zoning classification and permit developments of only very low density and only after very close scrutiny. Easements for scenic open space should also be a condition for project approval where possible.

d. All endangered flora and fauna shall be identified and protected.

B. Water and Hydraulic Force.

This section of the element has been coordinated with the Vista Irrigation District.

1. General

The City's water supply is supplied by the Vista Irrigation District.

The present source of water is approximately one-half from the Colorado River. In approximately 1975, imported aqueduct water will be composed of a fifty-fifty blend of Colorado River water and Feather River water. This will reduce the salinity of the aqueduct water to approximately 500 parts per million, thereby assuring that future imported water will be suitable for all agricultural and urban uses.

Further urban growth, if agricultural demands remain the same, must be supported by imported water. By approximately 1976, both imported and local water supplies will receive coagulation, sedimentation, and filtration to provide a pure wholesome potable water supply. Continued urban growth, with the phasing out of agricultural use, could possibly require further treatment such as softening and recycling. There is also a possibility that desalinization of sea water may, in the future, be an asset to the area by introducing high quality water into the existing supply system. Vista, being located in hilly terrain, has runoff problems. With each subsequent urban development, this runoff problem will be increased. Urban development, meaning paved streets and driveways, and

building coverage coupled with a clay soil that already has a high runoff potential, could cause serious problems in the low areas where flood capacity is already stressed.

2. Policies:

- a. The City of Vista shall adopt a policy of encouraging low density development and preservation of productive agricultural land on the hilltops and gentle slopes.
- b. Development on steep hill slopes with a high runoff potential shall be scrutinized by strict cut and fill ordinances, landscaping requirements and minimized building coverage.

The City staff shall determine, through scientific study, and establish the holding capacity of land in high runoff areas, and adjust all applicable ordinances accordingly by slope analysis.
- c. Slopes over 25 per cent shall be kept free from all development, when possible, either by reservation through planned development or by acquisition through open space implementation policies.
- d. Temporary erosion control procedures shall be applied to all grading and construction projects prior to the establishment of permanent measures.
- e. The City of Vista, aided by a Vista Irrigation District analysis of water usage patterns, shall coordinate the physical growth of the City in a manner that would not place a stress on the quality or quantity of water available.

C. Soil Conservation

1. General

The runoff problems caused by the hydraulic force of water also contribute to soil erosion. Furthermore, agricultural land that is specifically suited for particular crops, in this case avocados, although plentiful in the

immediate area, is extremely limited in the world taken as a whole. The soil suitable for all crops should be identified and located for reference concerning future development. Agricultural land for avocados citrus and truck crops such as strawberries and tomatoes, is an asset to the area. Care must be taken in operations that expose bare soil to erosion.

2. Policies

The City of Vista shall act to protect the continuance of agriculture in and around the City. This protection can be accomplished by:

- a. Influencing State legislation on taxation of agricultural land in urban areas in order to protect its continuance.
- b. Influencing utilities (except water) to rank low on their priorities the extension of their respective services into agricultural land.
- c. Coordinate extension of public facilities such as sewer, street pattern fire protection, with the continuance and protection of agriculture as a prime consideration.
- d. Encourage the retention of the existing agricultural zoning which remains in the City, changes of zone to an agricultural classification for appropriate parcels.

D. Minerals, Resources, and Exploitation of Rock, Sand and Gravel:

1. General

Presently, the only known mineral resource in the Vista region is a tourmaline deposit located in the San Marcos Hills. There are potential rock, sand and gravel operations in the influence area of the City. These may be annexed in the future.

2. Policies

- a. The exploitation of mineral resources or rock, sand, and gravel shall be permitted by Special Use Permit only, with strict provisions that would prevent pollution or unsightly remaining land.

- b. An economic study shall identify a definite need for the materials being extracted.
- c. An Environmental Impact Report shall identify the consequences of the operation to the native ecology of the area.

E. Flood Control

1. General

Related closely to urban water runoff, hilly slopes, and soil runoff conditions is the flood control problem. Vista is the eastern terminus of the Buena Creek Flood Plain Project.

The traditional method of solving flood control problems in order to permit more intense urban development is to construct unsightly and expensive concrete flood control channels to facilitate the expeditious removal of excess surface water in the smallest possible channel necessary to accomplish the purpose. Channelization of the tributaries of Buena Vista Creek through the City of Vista is a distinct possibility, especially if the area continues to be developed with more intense urban uses.

This project may occur despite being in conflict with open space policy. A potential compromise is to box channel the creek bed, which would mean replacing the creek over a closed-in channel.

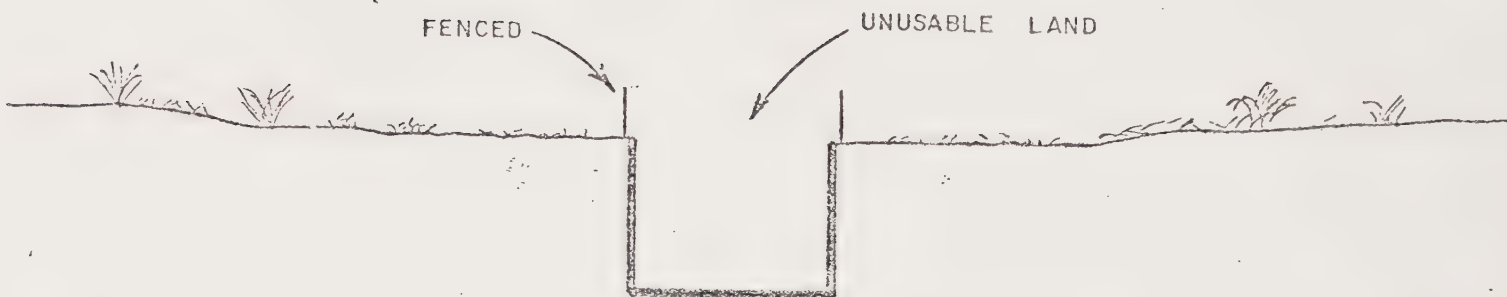
2. Policies

- a. To strictly limit and scrutinize the use of septic tanks in areas that cannot physically accommodate them.
- b. Without discouraging agricultural use in the community, promote the minimal use of pesticides. Use biodegradable types when use is necessary.
- c. Through educational programs, discourage the practice of littering. The City should provide ample disposal containers in strategic areas where people congregate. The City should invoke a heavy fine, strictly enforced for litterers.



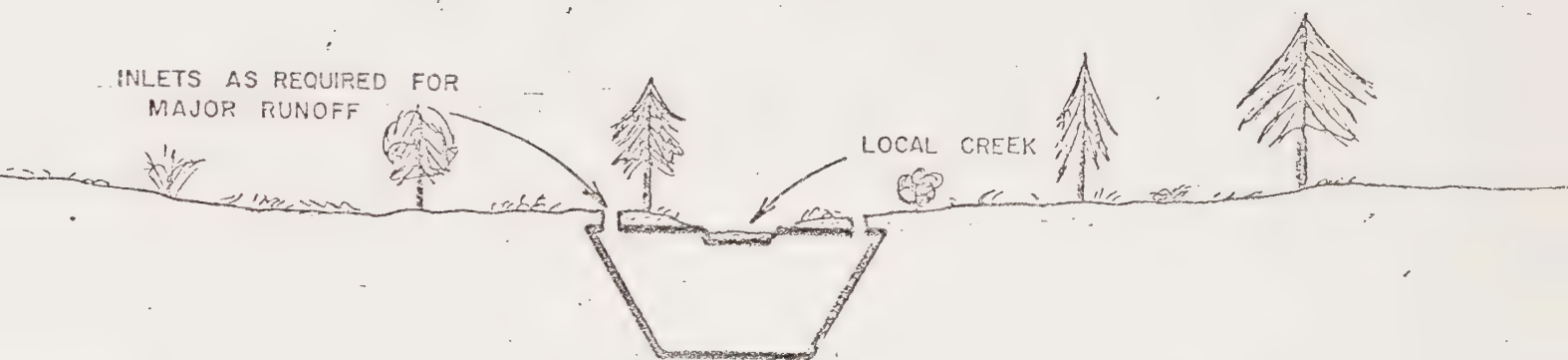
NATURAL CREEK

TO REMAIN WHEN POSSIBLE



NORMAL CHANNEL

TO BE DISCOURAGE



RECOMMENDED CHANNEL

TO BE USED WHEN CHANNELS
ARE NECESSARY

- d. Good sewage treatment facilities and water for irrigation of crops should be available throughout the community.

G. Reclamation of Land and Waters:

1. It is suggested that the City of Vista study the possibility of creating small artificial lakes and that these water areas could be used for both recreational purposes and as a source of natural water to upgrade the domestic supply. It should be stressed, however, that the water used for recreational purposes would have to be completely treated and that those recreational purposes could not include body contact sports. These are requirements of the State Department of Public Health. About all the artificial lakes could be used for as a source of water supply would be for lawn irrigation around the individual lakes. In the analysis of the physical environment of Vista, areas of possible reclamation are to be studied. These areas would include, but not be limited to:
 - a. Possible sites for artificial lakes.
 - b. Percolation of water sites.
 - c. Water distribution and disposal system analysis that might provide alternatives for water re-use; e.g., irrigation of agricultural land or landscaping.

III. Obstacles to Implementation of Conservation Measures

- A. Citizen resistance to strong local government controls over development policy that has long been considered an individual right inherent in land ownership.
- B. The expense in staff time necessary to perform the necessary recommended studies.
- C. The limitation of staff expertise that would require expensive outside technical assistance.
- D. The historic development inertia that has established a development trend contrary to many suggested solutions.

- E. The practical difficulty of coordinating policies of several autonomous agencies towards a common consensus agreement.
- F. The difficulty for elected officials, who make decisions based on the will of the people they were elected to represent, to identify sufficient support for proposals that necessarily initiate diversity of public opinion.
- G. The time constraints involved in properly informing the citizens of the community, allowing ample time for debate, compromise, and reaching a consensus of opinion which does, and properly should, take a significant length of time, with the urgent need to enact policies to correct situations that have already gone too far and are quickly becoming worse.
- H. Possible decreased development. would decrease short-term relief to a tax base which, by nature, is strained in small communities.

Strong citizen determination necessary to commit the community to conservation matters will be a continuing endeavor.

EXPLANATORY NOTE

The intent of the policies of this element is to establish direction and purpose for the protection or wise use of the community resources. It should not be construed to mean that the City of Vista must necessarily, aggressively undertake any specific program proposal at a designated particular time, but the policies should rightfully be construed to necessitate adherence to if any proposal is made contrary to the intent of any Conservation Element policy.

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